

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
P.O. BOX 17907
Honolulu, Hawaii 96817

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

ADDENDUM NO. 1

TO THE
PLANS AND SPECIFICATIONS
FOR
FURNISHING LABOR AND MATERIALS
REQUIRED FOR

**HALE PO'AI
BUILDING IMPROVEMENTS**

HA-2401

1001 NORTH SCHOOL STREET
HONOLULU, OAHU, HAWAII

TAX MAP KEY: 1-6-07: 67

HPHA JOB NO. 07-031-401-S

IFB-CMS-2009-36

March 16, 2010

The items listed hereinafter are hereby made a part of the contract for the above project and shall govern the work, taking precedence over previously issued plans and specifications governing the items mentioned.

A. SPECIFICATIONS

1. FORM OF BID

- a. Delete the Form of Bid in its entirety and replace with the attached Revised Form of Bid.

2. DIVISION 1 – GENERAL REQUIREMENTS

a. GR 1 – SUMMARY OF WORK

Para. 1.03.G, Delete this paragraph and insert the following paragraph:

“G. The Contractor shall provide at least (4) ADA accessible portable toilets for the exclusive building occupant use during any interruption to water or sewer service to the building. Location of these portable toilets shall be determined by the HPHA Project Engineer.”

B. CLARIFICATIONS (No drawings will be re-issued)

ARCHITECTURAL

1. Plan Sheet T2.0 – INDEX TO DRAWINGS, ABBREVIATIONS, SYMBOLS

- a. Revise General Note #7 to read, “CONTRACTOR SHALL PROVIDE A TRASH CHUTE FROM THE GROUND TO THE ROOFTOP OF THE MAKAI BUILDING AND THE MAUKA BUILDING DURING THE DEMOLITION OF THE EXISTING ROOFING. LOCATION OF THE TRASH CHUTES SHALL BE DETERMINED BY THE HPHA PROJECT ENGINEER.”
- b. Add the following General Note #13:

“THE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS THAT ARE TO REMAIN, AND SHALL PREVENT DAMAGE TO SURROUNDING MATERIAL, FINISHES, ETC. THE CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGED ITEMS AT NO ADDITIONAL COST TO THE STATE.”
- c. Add the following General Note #14:

“THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE RESTORATION OF ALL LAWN AND GRASS AREAS AND/OR SHRUBS, LANDSCAPING, LAWN SPRINKLER HEADS, SIDEWALKS, PAVEMENTS, ETC. THAT ARE DAMAGED AS A RESULT FROM THE CONSTRUCTION OF THIS PROJECT.”
- d. Revise Construction Phasing Note #5 to read, “THE CONTRACTOR SHALL PROVIDE AT LEAST (4) ADA ACCESSIBLE PORTABLE TOILETS FOR THE EXCLUSIVE BUILDING OCCUPANT USE DURING ANY INTERRUPTION TO WATER OR SEWER SERVICE TO THE BUILDING. LOCATION OF THESE PORTABLE TOILETS SHALL BE DETERMINED BY THE HPHA PROJECT ENGINEER.”

- e. Revise Construction Phasing Note #6 to read, "UPON REQUEST, THE CONTRACTOR WILL BE ABLE TO USE AN ELEVATOR DURING SPECIFIC HOURS OF THE DAY. THE CONTRACTOR SHALL NOT USE THE ELEVATORS PRIOR TO APPROVAL FROM THE BUILDING MANAGER. ONE OF THE (2) ELEVATORS MUST BE OPERABLE AT ALL TIMES FOR BUILDING OCCUPANT USE UNTIL THE COMPLETION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE ELEVATORS AS A RESULT FROM THE CONSTRUCTION OF THIS PROJECT."

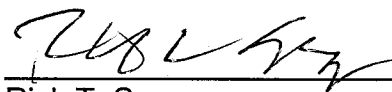
C. MINUTES OF PRE-BID MEETING

The attached Minutes of Pre-bid Meeting are hereby incorporated and made part of the contract for the above Proposal documents and shall be used to clarify and/or amend the previously issued drawings and specifications effective the date of this addendum.

D. MISCELLANEOUS ITEMS

- 1. This information supercedes the pre-bid meeting minutes dated March 8, 2010
 - a. Revise #3 to read, "HPHA will only evaluate the bids according to the Total Lump Base Bid (Bid Item No. 1 plus Bid Item No. 2) including tax. It is understood that the award of contract will be made to the lowest responsible responsive bidder."

Approved by:



Rick T. Sogawa
Acting Procurement Officer



**FORM OF BID
(PROPOSAL)**

**FURNISHING LABOR AND MATERIALS
REQUIRED FOR THE**

**HALE PO'AI
BUILDING IMPROVEMENTS**

TAX MAP KEY: 1-6-07: 67

HPHA JOB NO. 07-031-401-S

To: Hawaii Public Housing Authority (HPHA)
1002 North School Street
Honolulu, Hawaii 96817

1. The undersigned ("Bidder"), having visited the worksite and being familiar with the conditions under which the work is to be performed and having read the specifications and other documents relating to Job. No. 07-031-401-S, Hale Po'ai Building Improvements, Honolulu, Oahu, Hawaii, Honolulu, Oahu, Hawaii, hereby proposes to furnish all labor, materials, equipment, tools, transportation, permits, incidentals, supplies and services required to perform the following, in place complete, all the work as shown and called for, all according to the true intent and meaning of the contract documents for the following price(s):

ITEM NO. 1 – BASE BID: The scope of work covered under the Base Bid in general includes, but is not limited to partial demolition, re-roofing, painting, plastering, traffic coating, waterproofing, landscaping, mechanical, electrical, and miscellaneous work, excluding concrete repair which shall be included in Bid Item No. 2 for a Total Lump Sum Base Bid of:

_____ DOLLARS (\$_____)

STATE GENERAL EXCISE TAX (_____ %): _____

_____ DOLLARS (\$_____)

TOTAL BID ITEM NO 1: (includes Bid Item #1 and State GET)

_____ DOLLARS (\$_____)

ITEM NO. 2 – CONCRETE REPAIR: The scope of work covered under Bid Item No. 2 in general shall consist of all concrete repair work of spalls and cracks not covered by the Bid Item No. 1 – Base Bid.

The Contractor shall include in Bid Item No. 2 a declaration of the UNIT PRICE for each respective work item and the TOTAL COST for the estimated quantities indicated. Note that the UNIT PRICE shall include the related overhead and profit and shall be used for accounting purposes only.

In the event that during construction the declared estimated quantities are exceeded beyond fifteen percent (15%), the Contractor shall submit a proposal request for the repairs at the unit prices indicated below. No work for additional quantities beyond fifteen percent (15%) shall proceed without prior approval from HPHA. Should the actual quantities be below the declared estimated quantities beyond fifteen percent (15%), then a change order for the deriving credit for the lesser quantity shall be provided.

<u>DESCRIPTION</u>	<u>ESTIMATED QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL COST</u>
Section 03930 Crack Repair	200 LF	\$_____/LF	\$_____
Section 03930 Spall Repair	300 SF	\$_____/SF	\$_____
SUBTOTAL LUMP SUM BID OF _____ DOLLARS (\$_____)			
STATE GENERAL EXCISE TAX (_____%): _____ _____ DOLLARS (\$_____)			
<u>TOTAL BID ITEM NO 2: (includes Bid Item #2 and State GET)</u> _____ DOLLARS (\$_____)			

RECAPITULATION OF TOTAL LUMP SUM BASE BID PROPOSAL:

SUBTOTAL BID ITEM NO. 1 – BASE BID	\$ _____
SUBTOTAL BID ITEM NO. 2 – CONCRETE REPAIR	\$ _____

TOTAL LUMP SUM BASE BID INCLUDING TAX _____

_____ DOLLARS (\$ _____)

The contract time shall be 210 consecutive calendar days.

ITEM NO. 3 – DEDUCTIVE ALTERNATE NO. 1:

Deduct the replacing of hot water storage tank with stainless steel type.

Deduct from Total Lump Sum Base Bid the sum of:

_____ DOLLARS (\$ _____)

STATE GENERAL EXCISE TAX (_____ %): _____

_____ DOLLARS (\$ _____)

TOTAL BID ITEM NO 3: (includes Bid Item #3 and State GET)

_____ DOLLARS (\$ _____)

Deduct 00 calendar days from the contract time.

ITEM NO. 4 – DEDUCTIVE ALTERNATE NO. 2:

Deduct the resurfacing deck with traffic coating.

Deduct from Total Lump Sum Base Bid the sum of:

_____ DOLLARS (\$ _____)

STATE GENERAL EXCISE TAX (_____ %): _____

_____ DOLLARS (\$ _____)

TOTAL BID ITEM NO 4: (includes Bid Item #4 and State GET)

_____ DOLLARS (\$ _____)

Deduct 00 calendar days from the contract time.

ITEM NO. 5 – DEDUCTIVE ALTERNATE NO. 3:

Deduct the repairing of courtyard planters.

Deduct from Total Lump Sum Base Bid the sum of:

_____ DOLLARS (\$ _____)

STATE GENERAL EXCISE TAX (_____ %): _____

_____ DOLLARS (\$ _____)

TOTAL BID ITEM NO 5: (includes Bid Item #5 and State GET)

DOLLARS (\$ _____)

Deduct 00 calendar days from the contract time.

2. The low bidder for purposes of award shall be the conforming responsible and responsive bidder offering the lowest total bid amount. In submitting this bid, it is understood that the award of contract will be made to the lowest responsible responsive bidder for the Total Lump Sum Base Bid (Bid Item No. 1 plus Bid Item No. 2) including tax.
3. Subject to the availability of funds, the HPHA reserves the right to delete one or more of the bid items. In the event that funds are insufficient, HPHA shall delete bid items in the ascending order from Deductive Alternate No 1.
4. In submitting this bid, it is understood that the Bidder has examined and is familiar with the existing site conditions and the scope of work as provided by the drawings and specifications and accepts all conditions of the work.
5. The Bidder proposes to complete the work specified above within **210** calendar days from the date designated in the Notice to Proceed (NTP) letter after the award of the bid.
6. The liquidated damages shall be **\$700.00** for each calendar day of delay.
7. HPHA reserves the right to accept or reject any and all bids and to determine the lowest responsive and responsible bidder.
8. The Bidder understands that no supplemental literature, brochures or other unsolicited information should be included in the bid packet. Any such literature, brochures or other unsolicited information shall not be considered. Any bid offering any other set of terms and conditions contradictory to those included in this IFB may be rejected without further notice.
9. The Bidder understands that this bid may not be withdrawn within one hundred twenty (120) calendar days after the opening of bids.
10. It is understood and agreed that if the Bidder fails to start the work at the job site within thirty (30) calendar days as indicated on the approved working schedule, the failure will be sufficient cause to terminate the contract as specified in the HPHA General Conditions (ARTICLE 7.27, TERMINATION OF CONTRACT FOR CAUSE). Work at the job site is defined as any Contractor operations as detailed in the working schedule approved by the HPHA.

11. Failure to complete the bid proposal in its entirety may cause a bid to be considered non-responsive.
12. Bid Security in the Sum of _____
_____ DOLLARS (\$ _____) in the
form of _____ is submitted in accordance with the Specifications.
13. Upon acceptance of this bid, the undersigned hereby agrees to enter into, execute, and deliver the Contract set forth in the specifications and furnish the required bond within ten (10) calendar days after the contract is presented to him for signature.
14. PREFERENCES

The following conditions shall apply:

- a. Recycled Product Preference shall not apply to this proposal.
- b. It is further understood by the bidder that upon being granted Hawaii Products and being awarded the contract, if the bidder fails to use such products or meet the requirements of such preference, the bidder shall be subject to penalties, if applicable.
- c. The Reciprocal Preference shall apply to this proposal. The Executive Director will impose a Reciprocal Preference to all out of state bidders that is equal to the Preference Requirement that prevails at the State where the bidder is domiciled.

HAWAII PRODUCTS PREFERENCE

Certain Hawaii products and their established classes described in the Hawaii Product Preference Schedule are acceptable for use in the Project. To claim a Hawaii Products Preference, the Bidder shall designate in the attached Hawaii Product Preference Schedule which individual product and its price is to be supplied as a Hawaii product.

Where a bid contains both Hawaii and non-Hawaii products, then for the purpose of selecting the lowest bid, the price bid for a Hawaii product item shall be decreased by subtracting ten per cent for class I Hawaii product items bid or fifteen per cent for class II Hawaii product items bid. Section 103D-1001, HRS, provides the definition for class I and class II products. The lowest total bid, taking the preference into consideration, shall be awarded the contract unless the bid provides for additional award criteria. The contract amount of any contract awarded, however, shall be the amount of the bid, exclusive of the preferences.

The Hawaii Product Preference shall not apply whenever its application will disqualify any governmental agency from receiving federal funds or aid.

Any contract awarded or executed in violation of the Hawaii Products Preference requirements pursuant to 103D-1002, HRS, shall be void and no payment shall be made by the HPHA on account of the contract. Pursuant to Section 4 of Act 175, Session Laws of Hawaii 2009, if the Procurement Officer finds that in the performance of that contract there has been a failure to comply with section 103D-1002, HRS, the contract shall be void and the findings shall be referred for debarment or suspension proceedings under section 103D-702, HRS.

Bidders are encouraged to review section 103D-1002, HRS, as amended by Act 175, Session Laws of Hawaii 2009.

HAWAII PRODUCT PREFERENCE SCHEDULE

ACCEPTABLE HAWAII PRODUCTS			HAWAII PRODUCTS TO BE USED
Description	Class	Manufacturer	Cost FOB Jobsite, Unloading, Including Applicable General Excise & Use Taxes
<u>Aggregate and Sand - Basalt, Rock and Cinder</u>	I	<u>Ameron HC & D</u>	\$ _____
	I	<u>Grace Pacific Corp.</u>	
	I	<u>Jas. W. Glover, Ltd.</u>	
	I	<u>Hawaiian Cement</u>	
	I	<u>West Hawaii Cement</u>	
<u>Asphalt and Paving Material Asphalt Concrete Mixes</u>	I	<u>Black Plumeria, LLC</u>	\$ _____
	I	<u>Bomat, Ltd. dba Bonded Materials Company ({re-packaged Units})</u>	
	I	<u>Grace Pacific Corp.</u> <u>Jas W. Glover, Ltd.</u>	
<u>Concrete - Segmental Retaining Wall Units Keystone Retaining Wall System</u>	I	<u>Tileco, Inc.</u>	\$ _____
<u>Portland Cement - Concrete Mixes</u>	I	<u>Ameron Hawaii</u>	\$ _____
	I	<u>Bomat, Ltd. dba Bonded Materials Company ({re-packaged Units})</u>	
	I	<u>Jas W. Glover, Ltd.</u>	
	I	<u>Hawaiian Cement</u>	
<u>Portland Cement –</u>	I	<u>Island Ready-Mix Concrete,</u>	

<u>Concrete Mixes</u> <u>(continued)</u>	I	<u>Inc.</u> <u>West Hawaii Concrete</u>	
<u>Portland Cement -</u> <u>Bagged, Type I/II</u> <u>Masonry Cement</u> <u>(Ultramortar),</u> <u>Quikrete</u>	I	<u>Bomat, Ltd. dba Bonded</u> <u>Materials Company ({re-</u> <u>packaged Units)</u>	\$ _____
<u>Signs - Traffic,</u> <u>Regulatory and</u> <u>Construction</u>	I I	<u>Safety Systems Hawaii, Inc.</u> <u>Sun Industries, Inc.</u>	\$ _____
<u>Hot Dip</u> <u>Galvanizing</u>	I	<u>Macsteel Service Centers USA</u>	\$ _____
<u>Pipes - Aluminum</u> <u>and Galvanized</u>	I	<u>Hawaii Concrete Products, Inc.</u>	\$ _____

15. BIDDER SHALL BE RESPONSIBLE TO CONFIRM THE EXISTENCE OF ANY ADDENDUM TO THIS BID SOLICITATION BY TELEPHONING (808) 832-5896.
16. Receipt of the following addenda (if any) issued by the HPHA is acknowledged by the date(s) of receipt indicated below:

Addendum No. 1 _____ Addendum No. 3 _____
(Date) (Date)

Addendum No. 2 _____ Addendum No. 4 _____
(Date) (Date)

It is understood that failure to receive any such addendum shall not relieve the Bidder from any obligation under this Proposal as submitted.

FIRM NAME:

OFFICIAL ADDRESS:

By _____

Title _____

Date _____, 20__

March 8, 2010

**Hale Po'ai Building Improvements
HPHA Job No. 07-031-401-S
Pre-Bid Site Inspection Meeting**

Refer to attached Agenda and sign in sheet
Meeting minutes as follows:

Pre-Bid Site Inspection Meeting followed the Agenda with the following discussion:

1. Lisa Izumi, HPHA Project Engineer briefly described the project scope of work as follows:
 - a. Base Bid Item No. 1: The scope of work covered under Base Bid Item No. 1 shall in general include, but is not limited to partial demolition, re-roofing, painting, plastering traffic coating, waterproofing, landscaping, mechanical, electrical and miscellaneous work of selective demolition, fluid applied roofing, roof accessories, painting, and miscellaneous work complete.
 - b. Base Bid Item No. 2: The scope of work covered under Base Bid Item No. 2 shall in general consist of all concrete repair work of spalls and cracks
2. Base Bid Item No. 2 will be evaluated by the Lump Sum Bid price and not as a Unit Price bid item. The unit prices declared by the bidder in the Proposal will be used in the future, in the event that during construction, the listed estimated quantities are exceeded beyond 15% by the actual quantities of concrete repair.
3. All bidders should be aware that if all the opened bids are above the HPHA's budgeted funds for this project, the HPHA will then evaluate the bids according to the deductive alternates in ascending order from Deductive Alternate No. 1.
4. Contractors and subcontractors shall include their "Doing Business As" (DBA) name to their company name in the bid documents.
5. All bidders should double-check their math for the bid items and the state general excise tax (4.712%) should be rounded down.
6. The bid opening date for this project shall be March 31, 2010.

Hale Po'ai Building Improvements

HPHA Job No. 07-031-401-S

Pre-Bid Site Inspection Meeting

Meeting minutes

Continued, Page 2

7. The Notice of Intent to Bid must be received by HPHA no later than 10 calendar days prior to the bid opening date. If the bidder is faxing their Notice of Intent to Bid to HPHA, call 832-5896 to confirm that your Notice of Intent to Bid was received and HPHA will send back a receipt fax.
8. Written questions may be directed to Lisa Izumi. Sending her emailed questions to lisa.m.izumi@hawaii.gov is the preferred method, but fax is also accepted.
9. Substitution request can be emailed or faxed to Lisa Izumi in advance; however, the hard copies are still required for review and approval of any substitutions.
10. The bidders shall include the Listing of General and Subcontractors as part of their enclosed bid. Be sure that the form is filled in properly so that all required subcontractors are listed to complete all work for this contract and that all work is accounted for to complete the scope of work. Where the prime contractor is performing the work, prime's company name must be listed so that all work can be accounted for.
11. During the construction of this project, there will be a very limited amount of parking stalls that would be available for contractor use. Possibly, the (4) visitor parking stalls outside of the building would be available for contractor use.
12. However, Lisa Izumi also notified the contractors that they would not be able to utilize the HPHA parking lot across the street, since there will be a paving project that will be going on at the same time as this project. Therefore, if no parking will be available for contractor use, the contractor will have to use off-street parking.
13. The Contractor will be able to use one of the elevators during specific hours of the day. However, the contractor shall coordinate the elevator usage with Patrick Shimabukuro, Hale Po'ai Building Manager. The contractor shall not use the elevators prior to approval from the Building Manager.
14. The Contractor shall coordinate any access to individual apartment units with Patrick Shimabukuro, Hale Po'ai Building Manager. The contractor shall not enter any individual apartment units prior to approval from the Building Manager.

Hale Po'ai Building Improvements

HPHA Job No. 07-031-401-S

Pre-Bid Site Inspection Meeting

Meeting minutes

Continued, Page 3

15. After a bidder has been awarded the contract for this project, the Contractor should not start any work until the written contract agreement has been executed by the HPHA. There are to be no field change orders. All changes must have prior approval in writing by the HPHA's Contracts and Procurement Office. Proceeding without prior written authorization may jeopardize payment for such work.
16. Site Inspection Walk through of Hale Po'ai. All attending contractors were given the opportunity to visit the parking level, courtyard level, seventh floor level, the roof of the Makai Building, the elevator machine room, and the interior of a typical one-bedroom apartment unit.
17. During the painting of the exterior walls of the building, the Contractor shall protect the grass, landscaping and existing community garden, as much as possible, from damage as a result from construction.
18. During the replacement of the hot water system, the Contractor shall minimize the hot water service interruption by keeping the existing heat pumps running when replacing the electric water heater.
19. The existing fire alarm control panel is to be re-used. All fire alarm devices shall be compatible with existing fire alarm control panel.
20. A new exterior ladder shall be provided to access the rooftop of Stair Tower 'B'.
21. A new interior ladder and roof hatch shall be provided to access the rooftop of the Elevator Tower. Ladder access shall begin in the Mechanical Room below the Elevator Machine Room.
22. Questions/Clarifications from contractors:
 - a. Will the Contractor be able to work on the Fridays that the HPHA offices will be closed for State furlough days?

Yes, the Contractor will be able to work on Furlough Fridays, however, the Contractor shall take into account that the HPHA will not be able to perform any inspections on those Fridays.

Hale Po'ai Building Improvements
HPHA Job No. 07-031-401-S
Pre-Bid Site Inspection Meeting
Meeting minutes
Continued, Page 4

- b. Will the bidders be able to visit the site on their own other than at this pre-bid site inspection meeting? *Yes, the bidders shall arrange for an appointment by contacting Lisa Izumi in order to visit the site.*

- c. Will the Contractor be able to utilize the grassed area fronting School Street as an additional staging area in order to provide a trash chute to perform the demolition of the existing roof of the Mauka Building?

Yes, the Contractor will be able to utilize a portion of the grassed area fronting School Street to provide a trash chute from the ground to the rooftop of the Mauka Building during the demolition of the existing roofing. The location of the trash chute shall be determined by the HPHA Project Engineer.

- d. Will the Contractor be allowed to shutdown the sewer service to the entire building?

Yes, the Contractor will be allowed to shutdown the sewer service to the entire building for a maximum 3-hour duration. However, the Contractor shall minimize the sewer service interruptions to the building. Whenever possible, the Contractor shall shut down one sewer riser at a time. No sewer interruption shall be allowed between 6:00 pm to 8:00 am the following day.

- e. Is painting considered part of the scope of work for this project?

Yes, all previously painted exterior surface of all floor levels of Hale Po'ai shall be repainted. Do not paint any pre-finished items, such as aluminum framing for windows and storefronts. Within the individual apartment units, portions of the previously painted interior surfaces shall be repainted, when affected by the electrical scope of work within the apartment units. The previously painted interior surfaces of the Elevator Lobby at the Parking Level shall be repainted.

- f. What is the extent of the limits for new traffic coating?

New traffic coating shall be limited to all exterior concrete floor surfaces of the First Floor Level and also a portion of the exterior concrete floor surface at the Elevator Lobby Area of the Second Floor to the Seventh Floor.

Hale Po'ai Building Improvements
HPHA Job No. 07-031-401-S
Pre-Bid Site Inspection Meeting
Meeting minutes
Continued, Page 5

- g. Will spray painting be allowed on this project?

No, refer to Technical Specifications, Section 09901, Paragraph 3.03B.

The Pre-Bid Site Inspection meeting was then closed.